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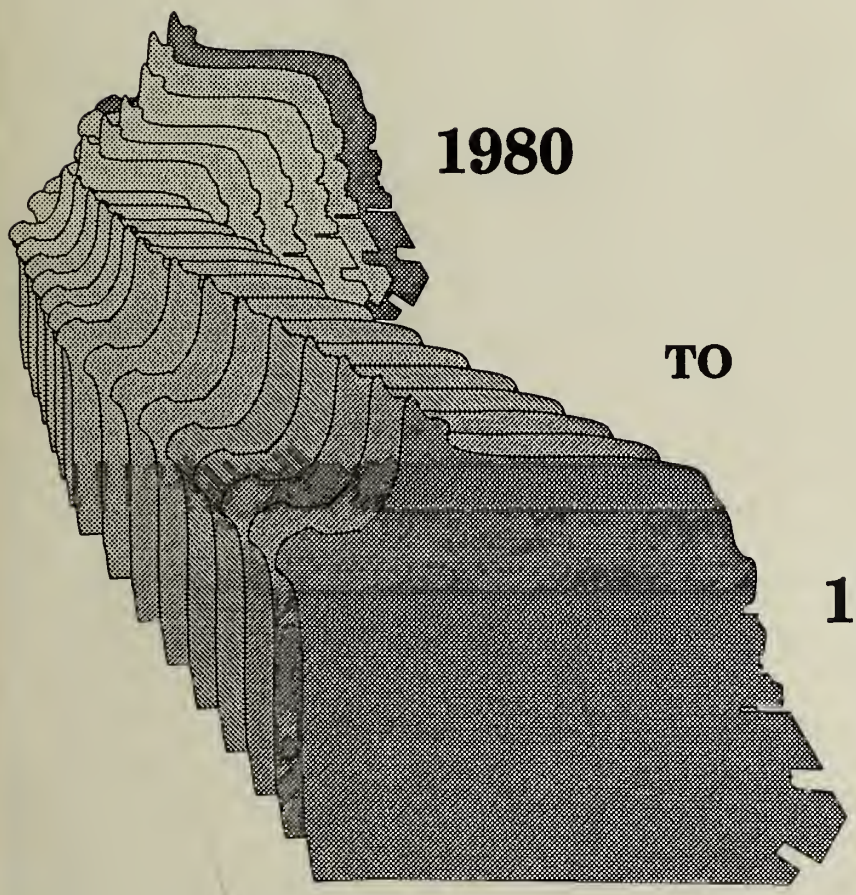
SAN FRANCISCO AT A GLANCE

OFFICE OF ANALYSIS AND INFORMATION SYSTEMS
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
OCTOBER 1991



1980

TO

1990

9461

5/S

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REFERENCE
BOOK

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REF 317.9461 Sa52

San Francisco at a
glance, 1980 to 1990 /
c1991.

INTRODUCTION

The City is a very dynamic place. Change occurs continually and in the last ten years between censuses, much has changed. This book offers an opportunity to look at some basic changes. Numbers from the 1990 census for San Francisco are compared with the same counts from 1980. It is possible to see not only where we are now, but where we were.

The format of this book is consistent throughout. Information is organized in two sections; one around persons and the other around households and housing units. The left page provides a table showing the 1980 and 1990 counts. At the top of the right page is a bar graph comparing these numbers. At the bottom of the right page is another bar graph focusing only on the rate of change as a percentage of the 1980 base.

The numbers alone can be very telling, but we have also provided a graphical picture in order to give the reader more information at a single glance. Graphs help to make the changes more evident.

The information included in this book was selected because it is of interest to a wide audience. In an effort to keep it simple and readable, some, more complex variables were not included. Information on income and employment for 1990 is not yet available.

For a look at similar variables presented geographically see the *San Francisco Atlas*, a companion piece. For a deeper and more analytical look at the data from the 1990 census, the Department of City Planning will be publishing a report entitled, *A Profile of Change, San Francisco Now and Then,* later this year.

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San Francisco at a
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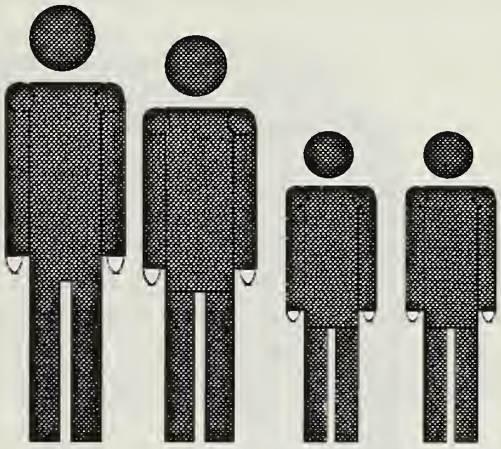
PERSONS



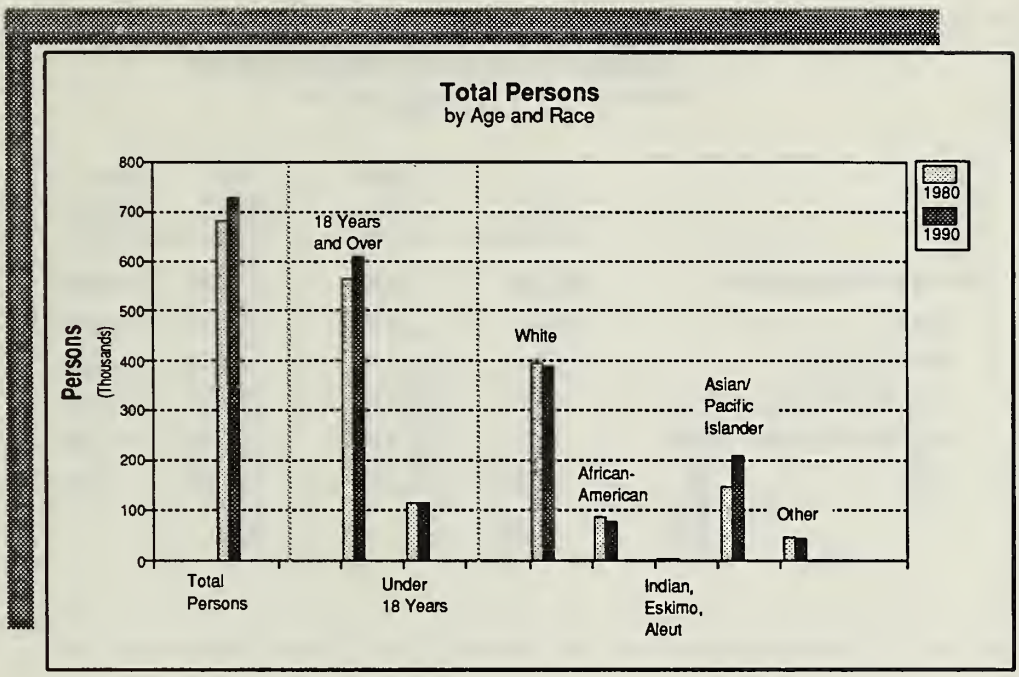
TOTAL PERSONS
by Age and Race

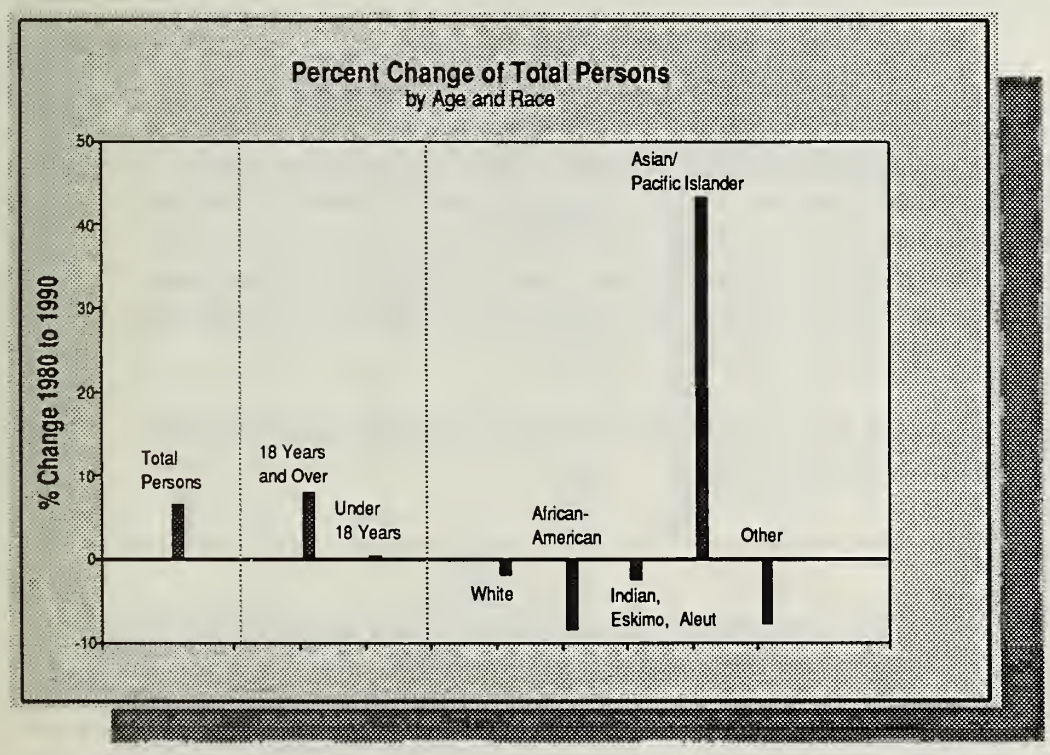
	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Total Persons	**678,974**	**100.0%**	**723,959**	**100.0%**	**6.6%**
18 Years of Age and Over	562,363	82.8%	607,076	83.9%	8.0%
Under 18 Years of Age	116,611	17.2%	116,883	16.1%	0.2%
White	395,081	58.2%	387,783	53.6%	-1.8%
African-American	86,414	12.7%	79,039	10.9%	-8.5%
Asian/Pacific Islander	147,426	21.7%	210,876	29.1%	43.0%
Am. Indian, Eskimo, Aleut	3,548	0.5%	3,456	0.5%	-2.6%
Other	46,505	6.8%	42,805	5.9%	8.0%

POPULATION REBOUNDS AFTER LONG DECLINE

The 1990 Census was the first since 1950 to show an increase in the population of San Francisco. The city's population became more diverse during the past decade. The Asian/ Pacific Islander population, already one of the city's largest groups, increased at a rate that was nearly seven times the rate of the overall population growth in the city.

The breakdowns by race shown in the table above include persons of Hispanic Origin.


Total Persons
by Age and Race
Persons
(Thousands)
800
700
600
500
400
300
200
100
0
1980
1990
Total Persons
18 Years and Over
Under 18 Years
White
African-American
Indian, Eskimo, Aleut
Asian/ Pacific Islander
Other


Percent Change of Total Persons
by Age and Race
% Change 1980 to 1990
50
40
30
20
10
0
-10
Total Persons
18 Years and Over
Under 18 Years
White
African-American
Indian, Eskimo, Aleut
Asian/ Pacific Islander
Other

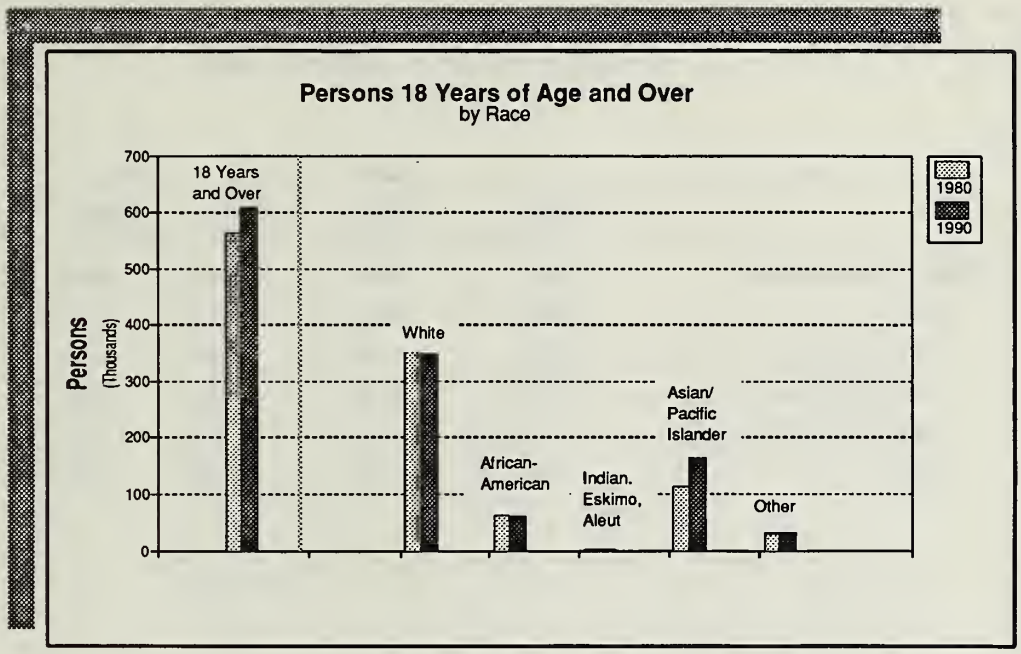
PERSONS 18 YEARS OF AGE AND OVER
by Race

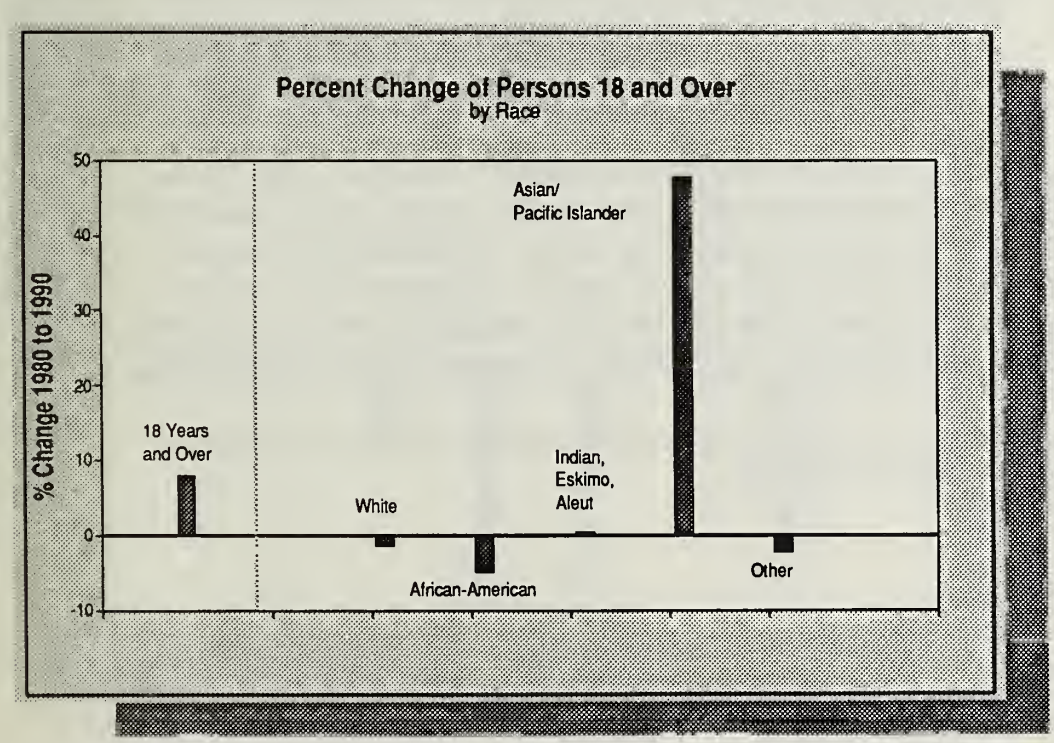
	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
18 Years of Age and Over	**562,363**	**100.0%**	**607,076**	**100.0%**	**8.0%**
White	352,141	62.6%	347,139	57.2%	-1.4%
African-American	62,610	11.1%	59,510	9.8%	-5.0%
Asian/Pacific Islander	112,470	20.0%	165,993	27.3%	47.6%
American Indian, Eskimo, Aleut	2,823	0.5%	2,837	0.5%	0.5%
Other	32,319	5.7%	31,597	5.2%	-2.2%

THE POPULATION GETS OLDER

The percentage increase in persons 18 years of age and older was much greater than the increase of persons under 18 and was also greater than the rate of overall population growth. This group's share of the total population increased slightly as well. The number of Asians and Hispanics grew the most of any group in this age range.

The breakdowns by race shown in the table above include persons of Hispanic Origin.


Persons 18 Years of Age and Over
by Race
Persons
(Thousands)
700
600
500
400
300
200
100
0
18 Years and Over
White
African-American
Indian, Eskimo, Aleut
Asian/ Pacific Islander
Other
1980
1990


Percent Change of Persons 18 and Over
by Race
% Change 1980 to 1990
50
40
30
20
10
0
-10
18 Years and Over
White
African-American
Indian, Eskimo, Aleut
Asian/ Pacific Islander
Other

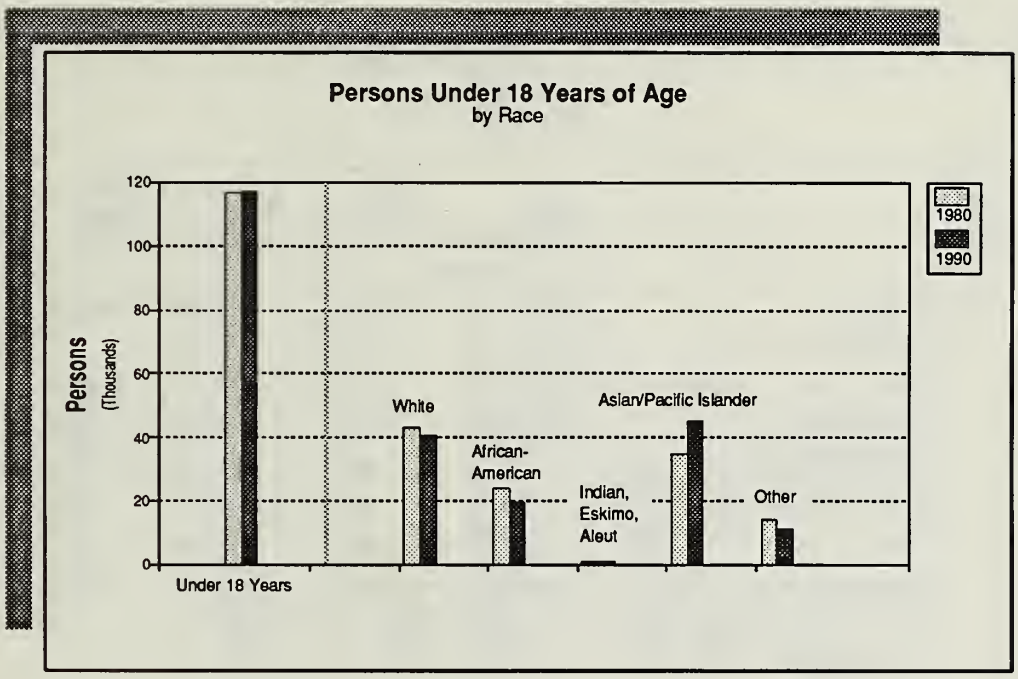
PERSONS UNDER 18 YEARS OF AGE
by Race

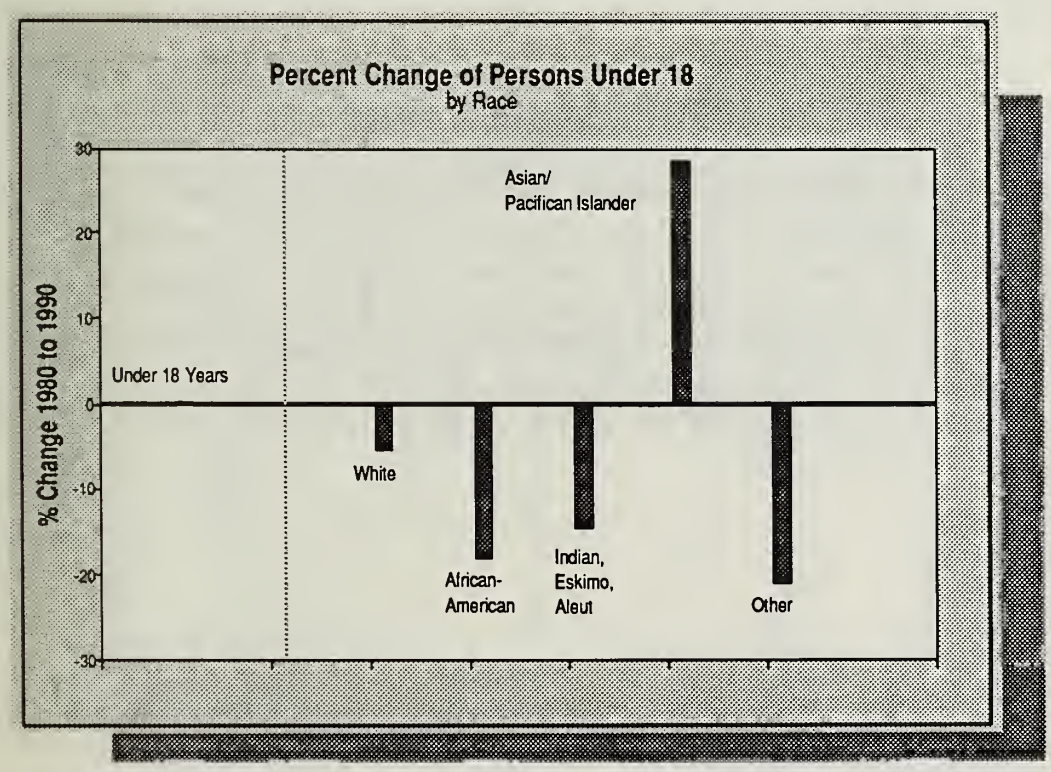
	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Under 18 Years of Age	**116,611**	**100.0%**	**116,883**	**100.0%**	**0.2%**
White	42,940	36.8%	40,644	34.8%	-5.3%
African-American	23,804	20.4%	19,529	16.7%	-18.0%
Asian/Pacific Islander	34,956	30.0%	44,883	38.4%	28.4%
American Indian, Eskimo, Aleut	725	0.6%	619	0.5%	-14.6%
Other	14,186	12.2%	11,208	9.6%	-21.0%

UNDER 18 POPULATION REMAINS STABLE

The number of San Franciscans under 18 years of age grew very slightly during the 1980s. This group grew much less than the population as a whole. The under 18 population grew most among Asian/Pacific Islanders and Hispanics. For all races, the change in the under 18 population was much less dramatic than for the population 18 years of age and older.

The breakdowns by race shown in the table above include person of Hispanic Origin.


Persons Under 18 Years of Age
by Race
Persons
(Thousands)
120
100
80
60
40
20
0
1980
1990
Under 18 Years
White
African-
American
Indian,
Eskimo,
Aleut
Asian/Pacific Islander
Other


Percent Change of Persons Under 18
by Race
% Change 1980 to 1990
30
20
10
0
-10
-20
-30
Under 18 Years
White
African-
American
Indian,
Eskimo,
Aleut
Asian/
Pacifican Islander
Other

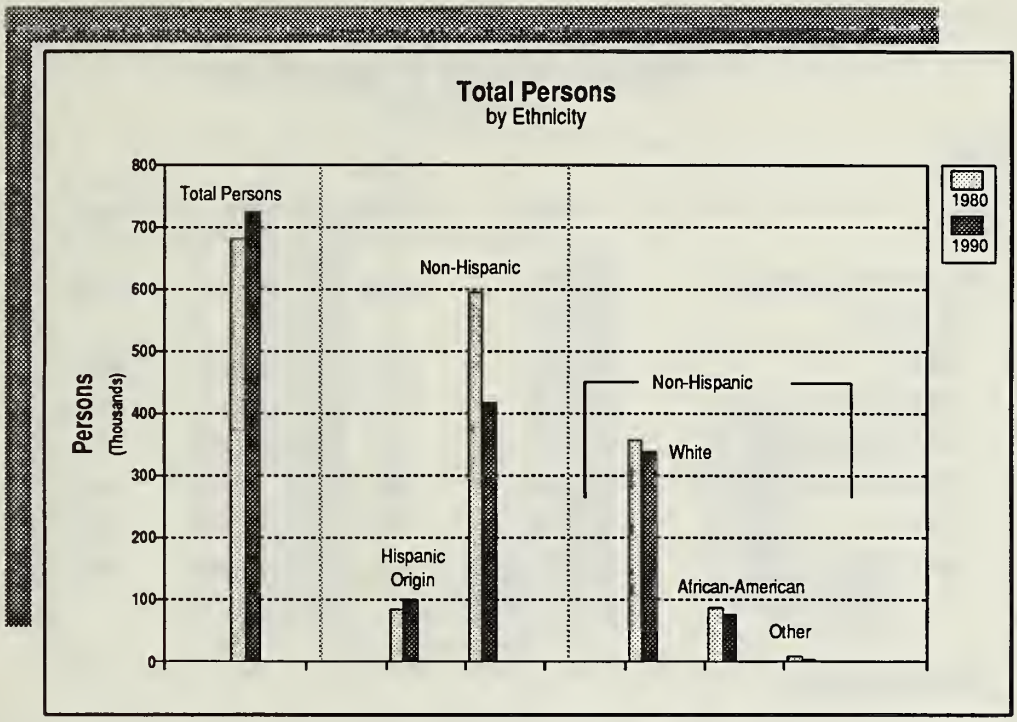
TOTAL PERSONS
by Ethnicity

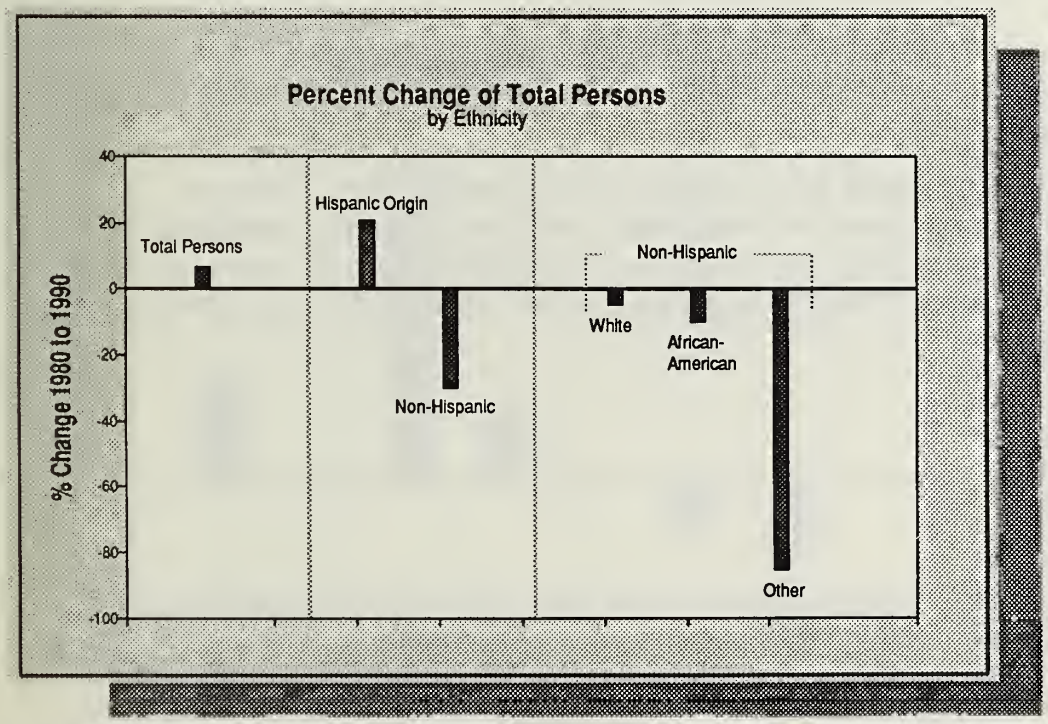
	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Total Persons	**678,974**	**100.0%**	**723,959**	**100.0%**	**6.6%**
Non-Hispanic					
White	355,161	52.3%	337,118	46.6%	-5.1%
African-American	84,857	12.5%	76,343	10.5%	-10.0%
Asian/Pacific Islander	N/A	N/A	205,686	28.4%	N/A
American Indian, Eskimo, Aleut	N/A	N/A	2,635	0.4%	N/A
Other	10,122	1.5%	1,460	0.2%	-85.6%
Hispanic Origin	83,373	12.3%	100,717	13.9%	20.8%

N/A = Not Available

THE "MINORITY" MAJORITY CITY

For the first time in the City's history the non-Hispanic white population is less than half of the city's total. The 1990 Census shows the Asian/Pacific Islander and Hispanic Origin populations grew while all other groups declined. The dramatic change in the non-Hispanic Other population is due in part to a stronger effort on the Census Bureau's part in 1990 to accurately classify Hispanic persons, many of whom were counted simply as "Other" in 1980.





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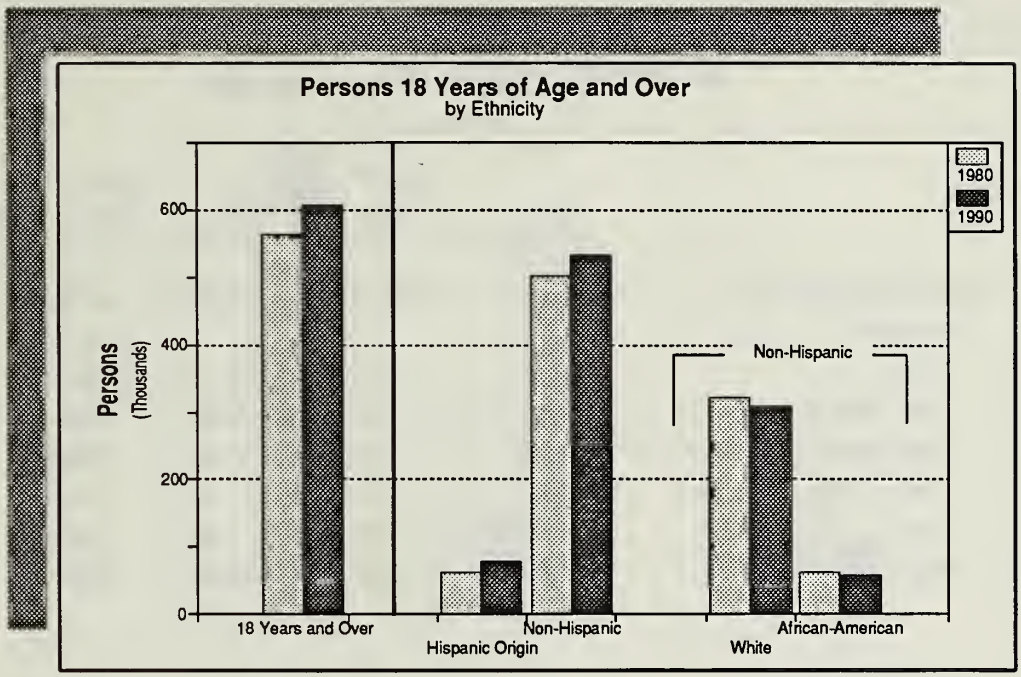
PERSONS 18 YEARS OF AGE AND OVER
by Ethnicity

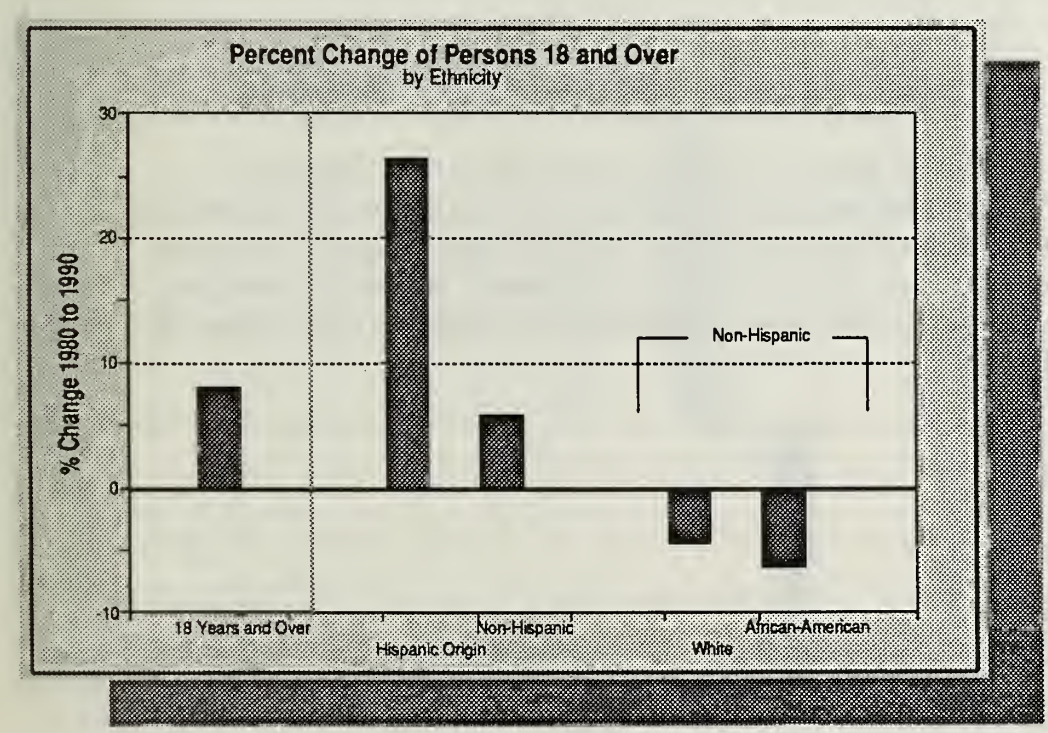
	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
18 Years of Age and Over	**562,363**	**100.0%**	**607,176**	**100.0%**	**8.0%**
Non-Hispanic					
White	322,196	57.3%	307,681	50.7%	-4.5%
African-American	61,588	11.0%	57,639	9.5%	-6.4%
Asian/Pacific Islander	N/A	N/A	162,203	26.7%	N/A
American Indian, Eskimo, Aleut	N/A	N/A	2,223	0.4%	N/A
Other	N/A	N/A	967	0.2%	N/A
Hispanic Origin	60,552	10.8%	76,463	12.6%	26.3%

N/A = Not Available

ADULT POPULATION DIVERSIFYING

The 18 years of age and older component of the population grew slightly more than did the total population. The non-Hispanic white and non-Hispanic African-American populations for this age group declined while the Hispanic and non-Hispanic Asian/Pacific Islander populations in this age group increased.


Persons 18 Years of Age and Over
by Ethnicity
1980
1990
Persons
(Thousands)
600
400
200
0
Non-Hispanic
18 Years and Over
Hispanic Origin
Non-Hispanic
White
African-American


Percent Change of Persons 18 and Over
by Ethnicity
% Change 1980 to 1990
30
20
10
0
-10
Non-Hispanic
18 Years and Over
Hispanic Origin
Non-Hispanic
White
African-American

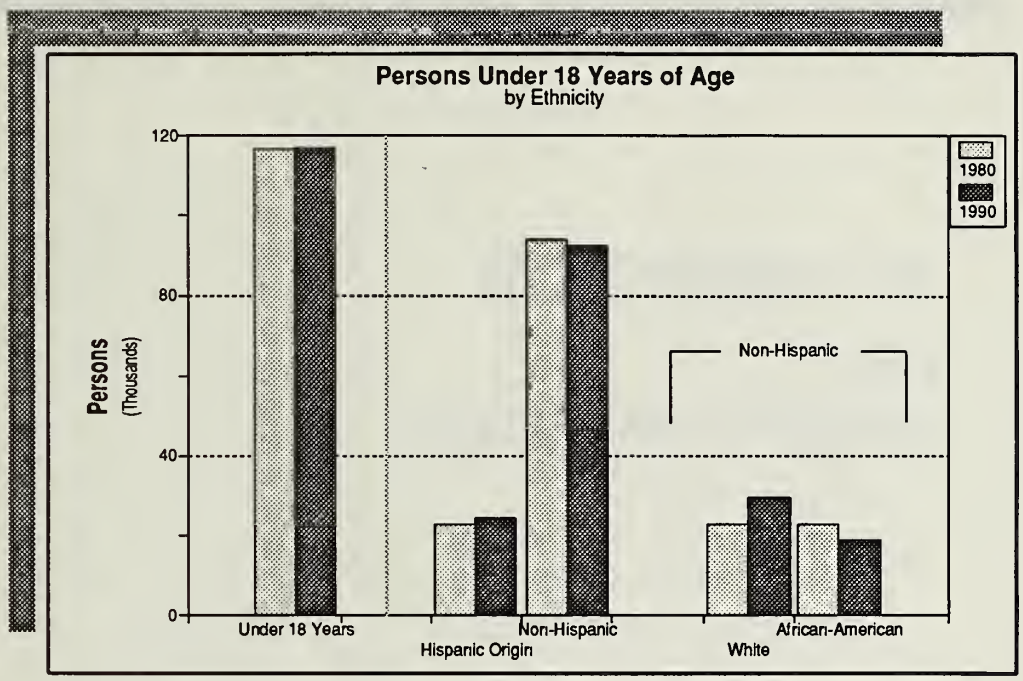
PERSONS UNDER 18 YEARS OF AGE
by Ethnicity

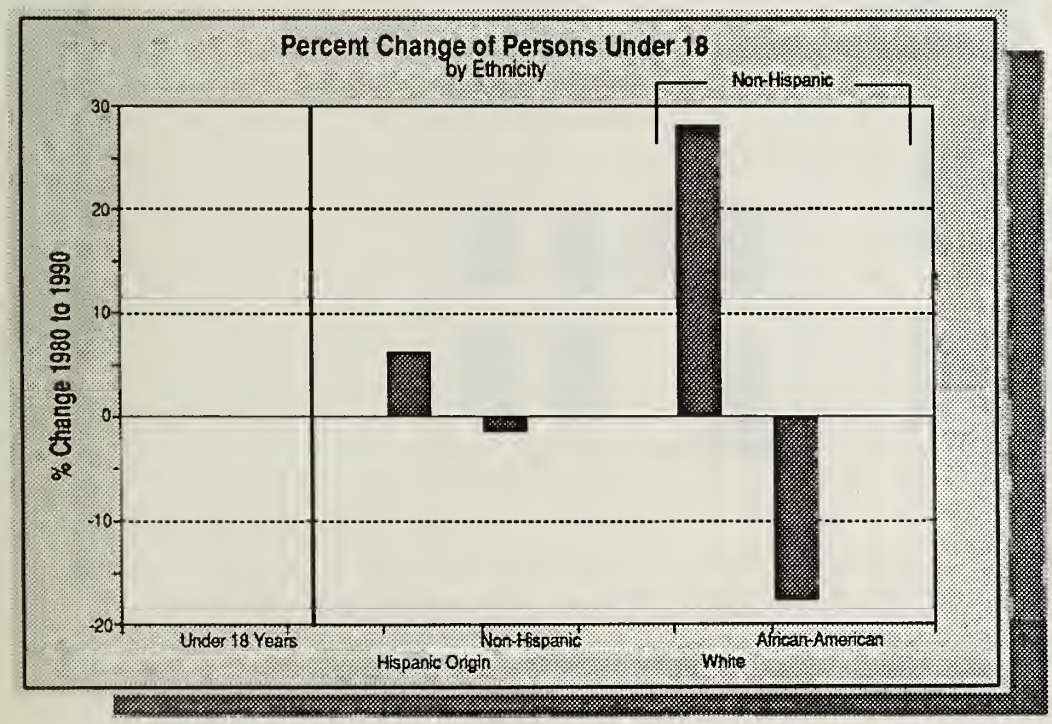
	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Under 18 Years of Age	**116,611**	**100.0%**	**116,883**	**100.0%**	**0.2%**
Non-Hispanic					
White	22,990	19.7%	29,437	25.2%	28.0%
African-American	22,734	19.5%	18,704	16.0%	-17.7%
Asian/Pacific Islander	N/A	N/A	43,483	37.2%	N/A
American Indian, Eskimo, Aleut	N/A	N/A	412	0.4%	N/A
Other	N/A	N/A	493	0.4%	N/A
Hispanic Origin	22,821	19.6%	24,254	20.8%	6.3%

N/A = Not Available

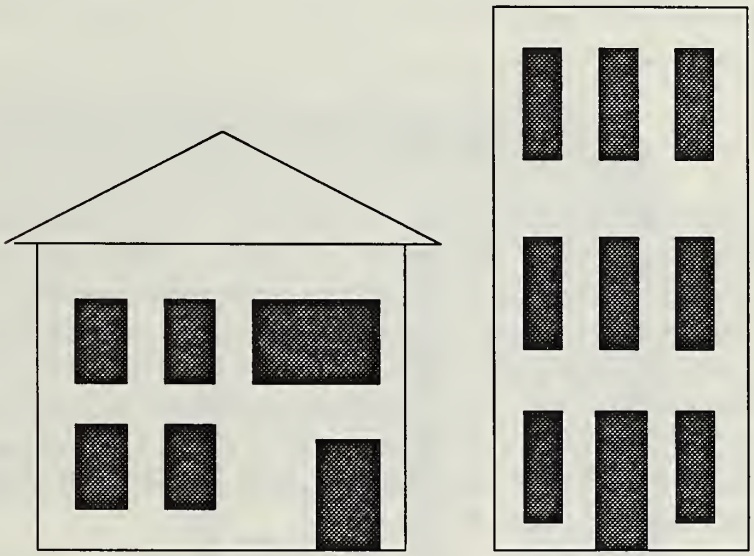
LARGER SHARE OF CHILDREN ARE MINORITIES

In the under 18 age group, Hispanics and non-Hispanic Asian/Pacific Islanders hold larger shares of the total than do the same ethnic groups in the 18 and over population or in the overall population. The non-Hispanic white population, which declined overall, increased markedly in the under 18 age group.


Persons Under 18 Years of Age
by Ethnicity
Persons
(Thousands)
120
80
40
0
1980
1990
Non-Hispanic
Under 18 Years
Non-Hispanic
Hispanic Origin
African-American
White


Percent Change of Persons Under 18
by Ethnicity
Non-Hispanic
% Change 1980 to 1990
30
20
10
0
-10
-20
Under 18 Years
Non-Hispanic
Hispanic Origin
African-American
White

HOUSEHOLDS and HOUSING UNITS

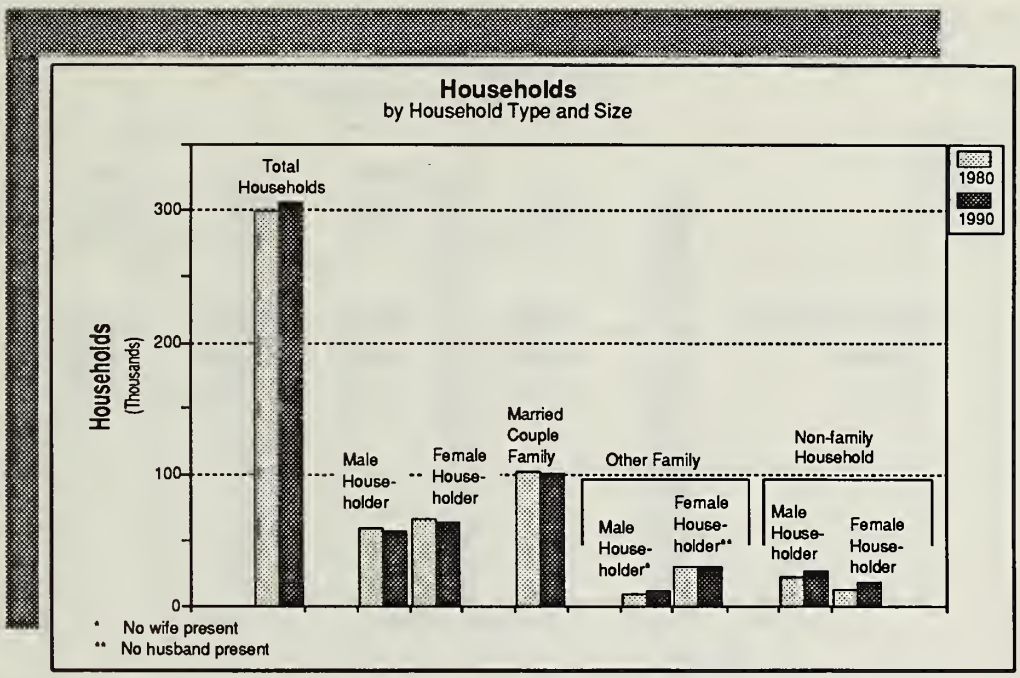


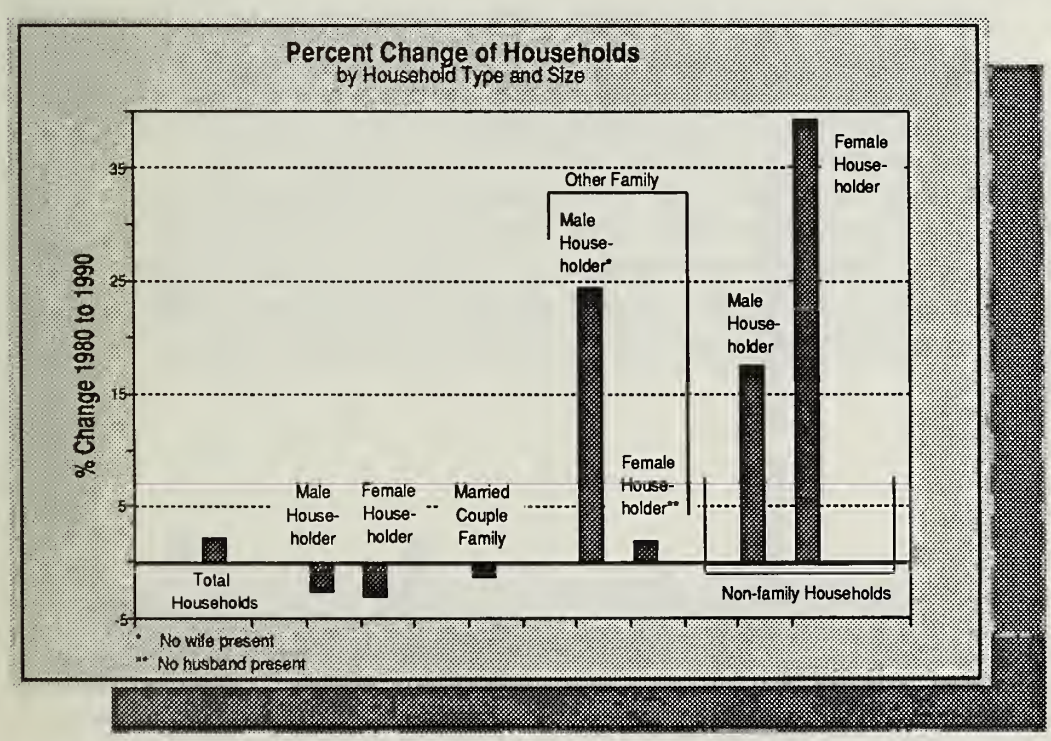
HOUSEHOLDS
by Household Type and Size

	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Total Households	**298,956**	**100.0%**	**305,584**	**100.0%**	**2.2%**
1 Person Household					
Male Householder	58,356	19.5%	56,810	18.6%	-2.6%
Female Householder	65,354	21.9%	63,301	20.7%	-3.1%
Family Households					
Married Couple Family	101,782	34.0%	100,462	32.8%	-1.3%
Other Family (No Spouse Present)					
Male Householder	8,971	3.0%	11,153	3.7%	24.3%
Female Householder	29,737	10.0%	30,291	9.9%	1.9%
Non-Family Household (2 or more persons)					
Male Householder	22,058	7.3%	25,888	8.5%	17.4%
Female Householder	12,698	4.3%	17,679	5.8%	39.2%

THE AVERAGE HOUSEHOLD GROWS LARGER

The average number of persons per household increased from 2.19 in 1980 to 2.29 in 1990. Until more detailed analysis is available, it is difficult to determine whether this increase is caused by larger family households or a doubling-up of people (who are not necessarily related) due to increased housing costs. Married-couple family households, which comprise only about one-third of all households, declined slightly. Non-family households increased much more than did family households.





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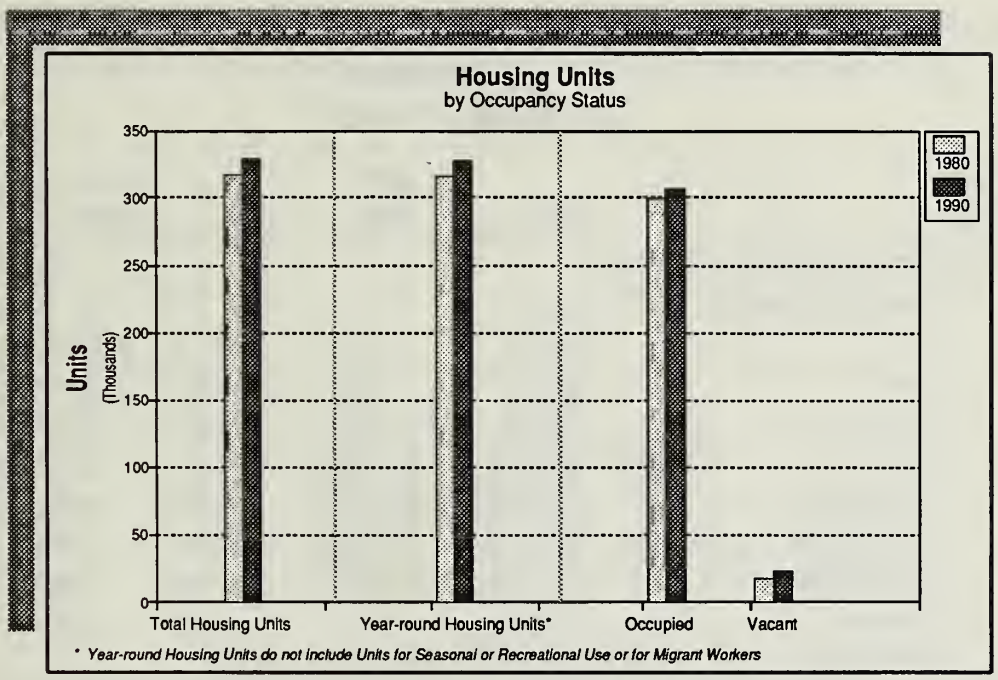
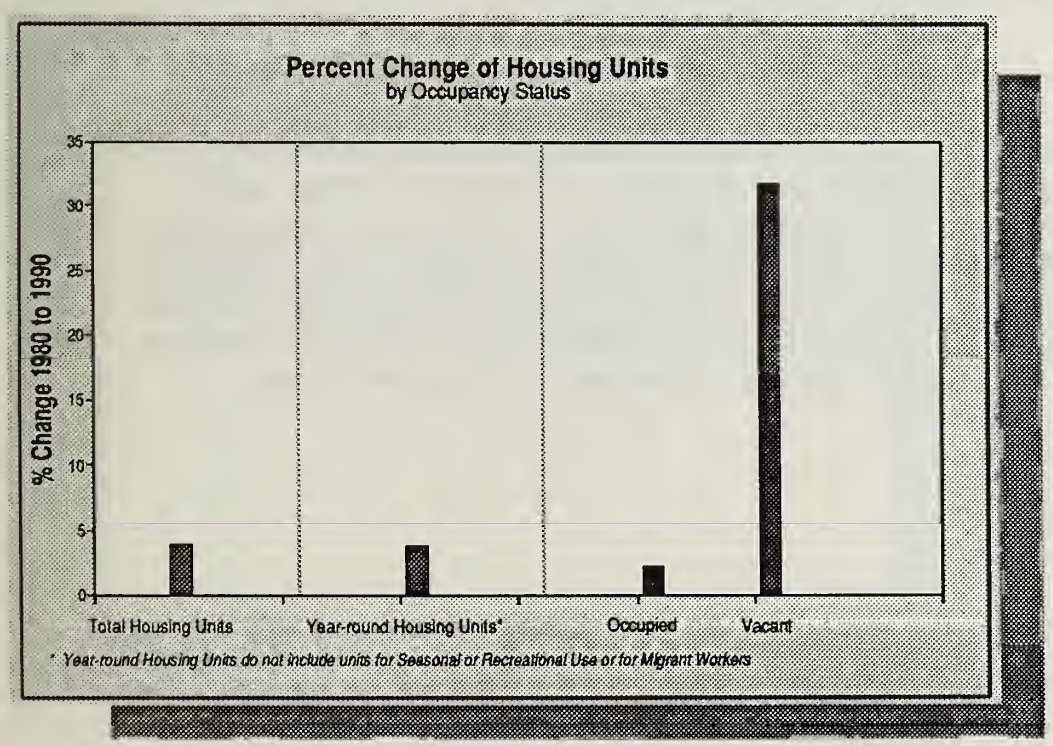
HOUSING UNITS
by Occupancy Status

	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Total Housing Units	**316,351**	**100.0%**	**328,471**	**100.0%**	**3.8%**
Occupied	298,956	94.5%	305,584	93.0%	2.2%
Vacant	17,395	5.5%	22,887	7.0%	31.6%

LOMA PRIETA CAUSED VACANCY RATE SURGE

Overall, the number of housing units in San Francisco increased during the 1980s. San Francisco's housing vacancy rate increased between 1980 and 1990. Most of the newly vacated units were in the Marina and South of Market areas which were also the areas hardest hit by the October, 1989 Loma Prieta earthquake, just six months prior to the census count.


Housing Units
by Occupancy Status
Units
(Thousands)
350
300
250
200
150
100
50
0
1980
1990
Total Housing Units
Year-round Housing Units*
Occupied
Vacant
* Year-round Housing Units do not include Units for Seasonal or Recreational Use or for Migrant Workers


Percent Change of Housing Units
by Occupancy Status
% Change 1980 to 1990
35
30
25
20
15
10
5
0
Total Housing Units
Year-round Housing Units*
Occupied
Vacant
* Year-round Housing Units do not include units for Seasonal or Recreational Use or for Migrant Workers

HOUSING UNITS
by Units in Structure

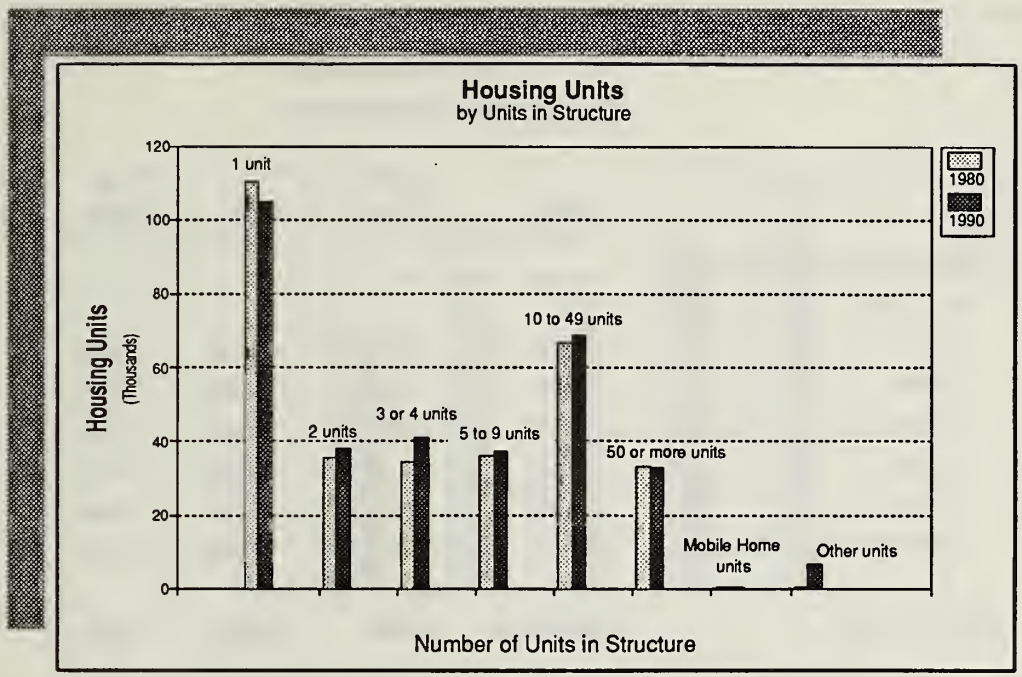
	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Housing Units by Units in Structure**					
Units in Structures with:					
1 unit	110,361	34.9%	105,150	32.0%	
2 units	35,417	11.2%	38,054	11.6%	
3 or 4 units	34,366	10.9%	40,835	12.4%	
5 to 9 units	36,086	11.4%	36,981	11.3%	
10 to 49 units	66,625	21.0%	68,546	20.9%	
50 or more units	33,176	10.5%	32,442	9.9%	
Mobile Home units	243	0.1%	113	0.0%	
Other units	334	0.1%	6,350	1.9%	

** 1980 numbers for Units in Structure are from sample data (Summary Tape File 3A).

Sample data is used here because this item was not tabulated in the 100% count for 1980. However, this item was tabulated in the 100% count for 1990. Because sample data is used for 1980 while 100% data is used for 1990, percent change is not calculated here.

UNITS IN LARGER STRUCTURES INCREASE

Housing in single-unit structures is still the most prevalent of any housing type in San Francisco. However, these units decreased from 1980 to 1990 and in the process decreased as a share of the total housing stock as well. Units in three or four unit buildings were the only type which actually gained share, yet units in all structure types from 2 unit structures up to 10 to 49 unit structures increased in absolute terms.



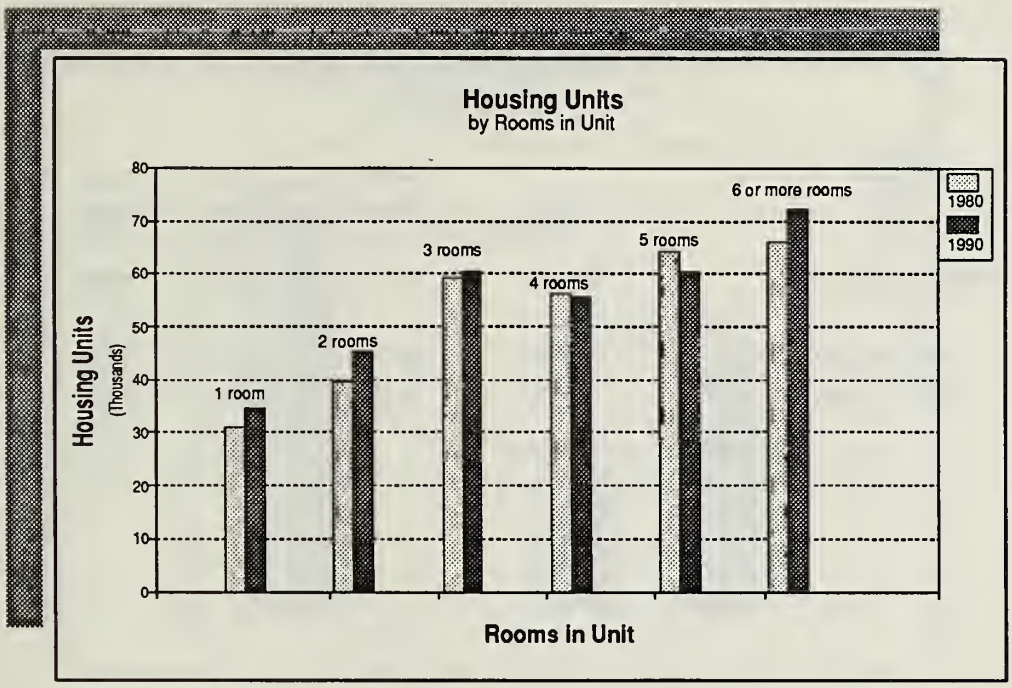
PERCENTAGE CHANGE GRAPH IS NOT PRESENTED HERE BECAUSE 1980 DATA IS NOT COMPARABLE.

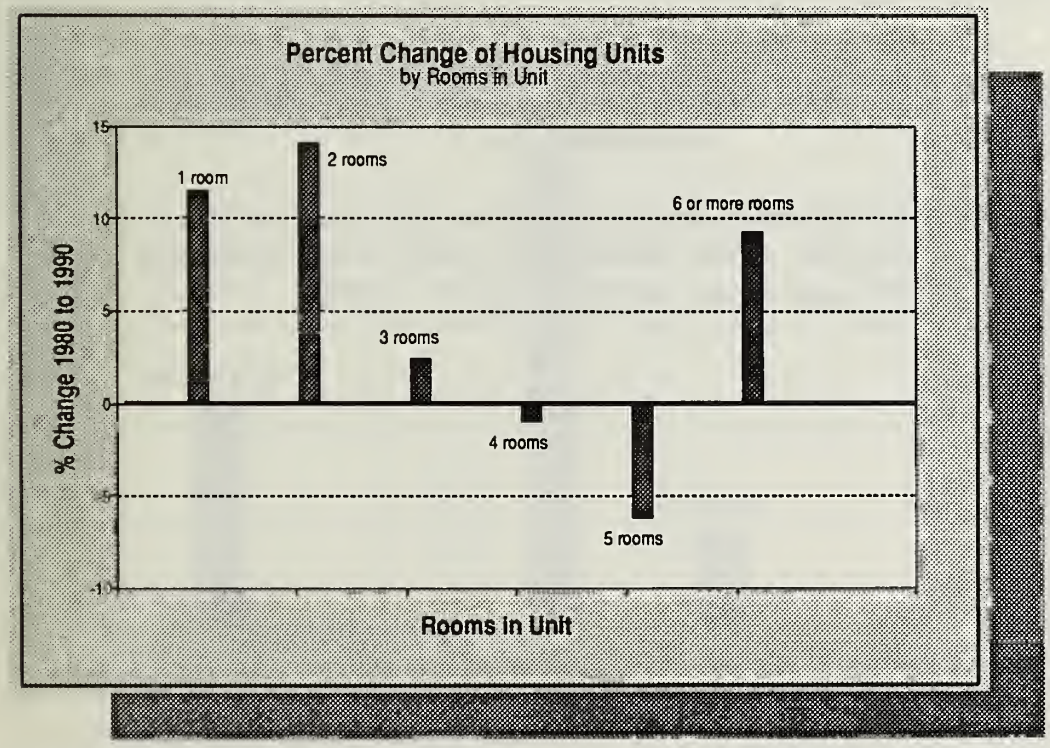
HOUSING UNITS
by Rooms in Unit

	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Housing Units by Rooms in Unit					
Units with:					
1 room	31,054	9.8%	34,608	10.5%	11.4%
2 rooms	39,646	12.5%	45,203	13.8%	14.0%
3 rooms	59,147	18.7%	60,566	18.4%	2.4%
4 rooms	56,123	17.7%	55,584	16.9%	-1.0%
5 rooms	64,322	20.3%	60,325	18.4%	-6.2%
6 or more rooms	66,059	20.9%	72,185	22.0%	9.3%
Aggregate Rooms	**1,282,164**	**100.0%**	**1,332,735**	**100.0%**	**3.9%**

VERY LARGE AND VERY SMALL UNITS INCREASE

Units with one or two rooms and units with six or more rooms increased more than any other units. Units with six or more rooms already represent the largest share of the city housing stock. The increase in one and two room units may reflect a trend towards producing smaller units for single person needs and smaller units for more affordability.


Housing Units
by Rooms in Unit
Housing Units
(Thousands)
80
70
60
50
40
30
20
10
0
1 room
2 rooms
3 rooms
4 rooms
5 rooms
6 or more rooms
1980
1990
Rooms in Unit

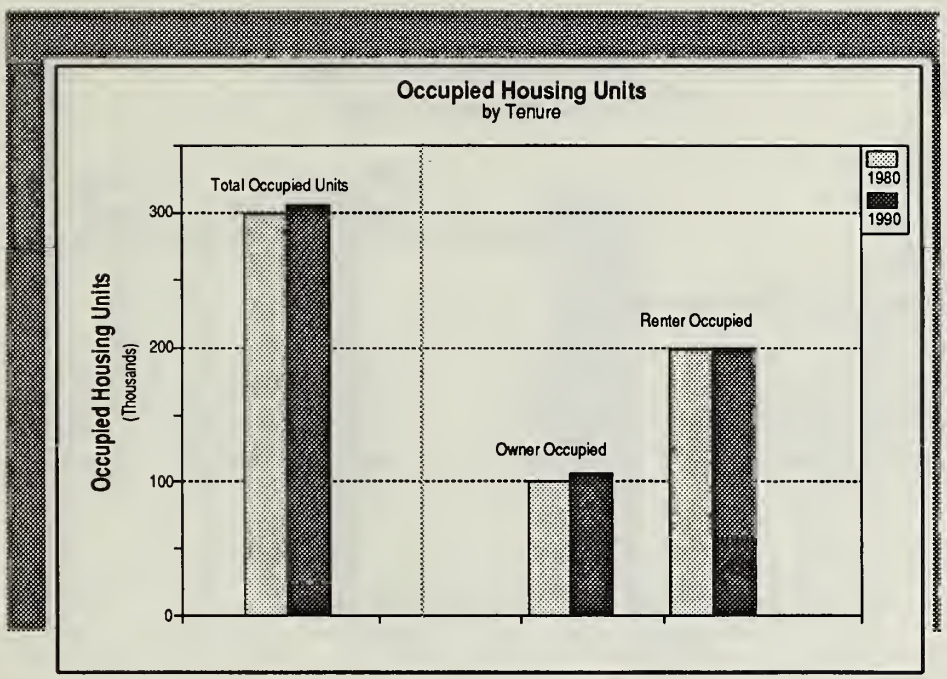

Percent Change of Housing Units
by Rooms in Unit
% Change 1980 to 1990
15
10
5
0
-5
-10
1 room
2 rooms
3 rooms
4 rooms
5 rooms
6 or more rooms
Rooms in Unit

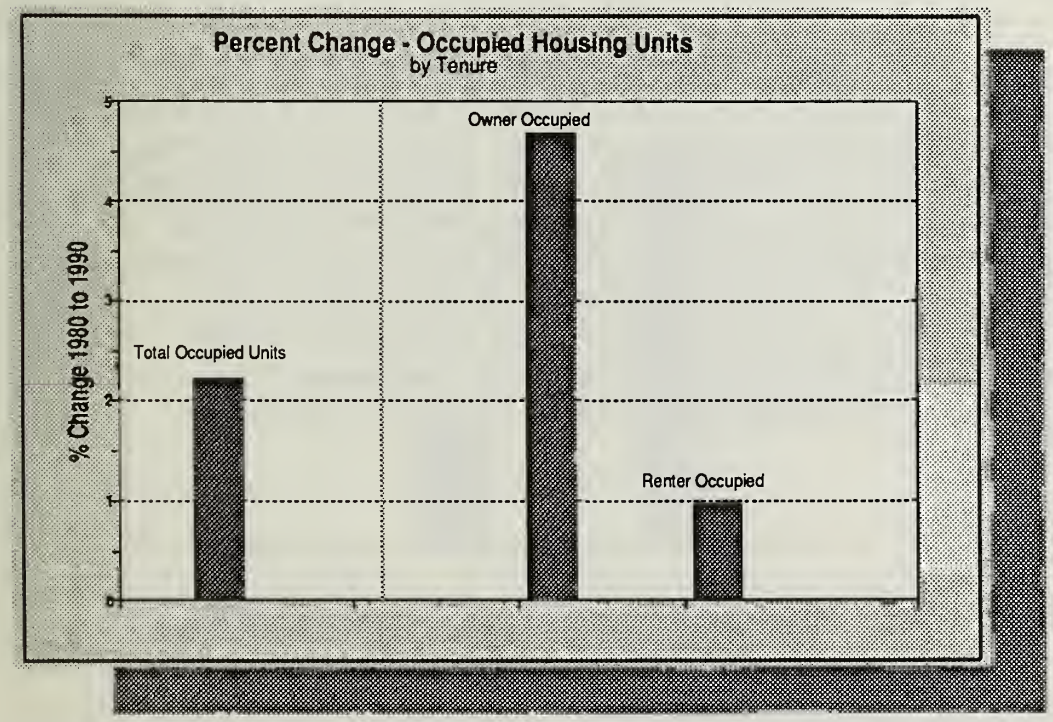
OCCUPIED HOUSING UNITS
by Tenure

	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Total Occupied Units	**298,956**	**100.0%**	**305,584**	**100.0%**	**2.2%**
Owner Occupied	100,786	33.7%	105,497	34.5%	4.7%
Renter Occupied	198,170	66.3%	200,087	65.5%	1.0%

OWNER OCCUPIED UNITS GAIN SHARE, YET REMAIN A MINORITY

Although San Francisco remains a "renter city" relative to most other American cities, owner occupied units increased more than renter occupied units during the 1980s.


Occupied Housing Units
by Tenure
Occupied Housing Units
(Thousands)
300
200
100
0
Total Occupied Units
Owner Occupied
Renter Occupied
1980
1990

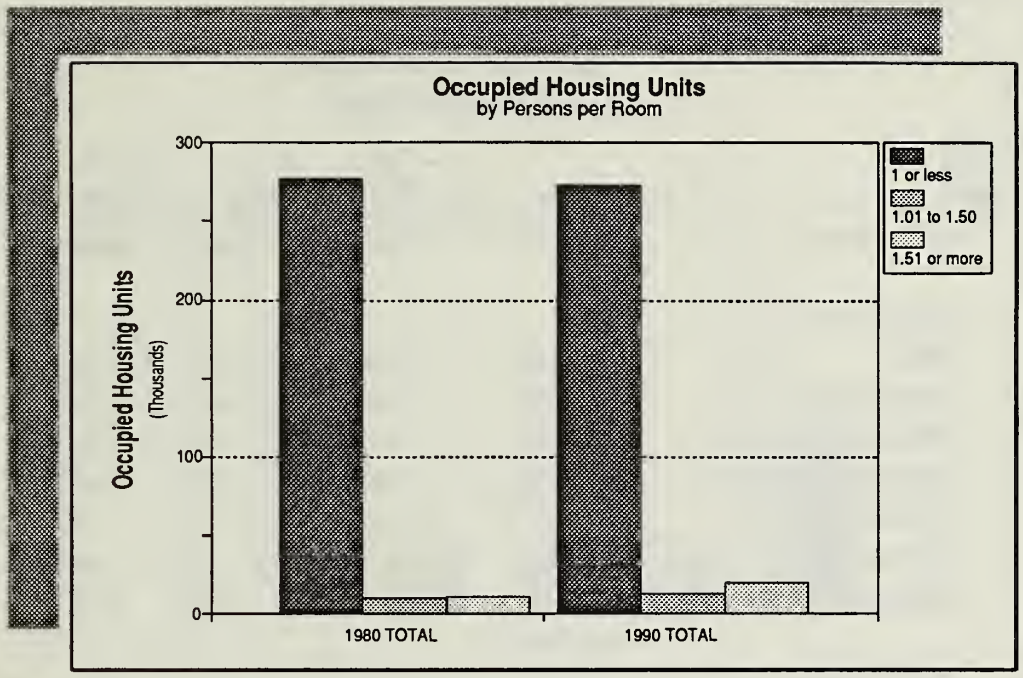

Percent Change - Occupied Housing Units
by Tenure
% Change 1980 to 1990
5
4
3
2
1
0
Total Occupied Units
Owner Occupied
Renter Occupied

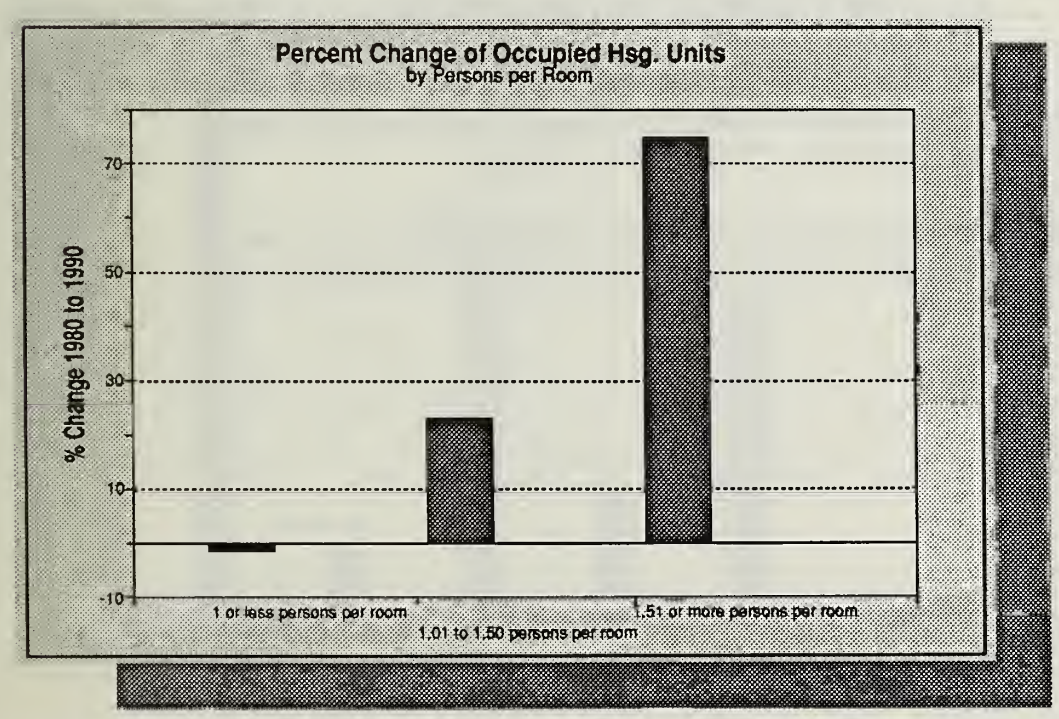
OCCUPIED HOUSING UNITS
by Persons per Room

	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Occupied Units by Persons per Room					
Units with:					
1 or less persons per room	277,063	92.7%	272,746	89.3%	-1.6%
1.01 to 1.50 persons per room	10,453	3.5%	12,845	4.2%	22.9%
1.51 or more persons per room	11,440	3.8%	19,993	6.5%	74.8%

MORE PEOPLE PER ROOM

Units with 1.5 or more persons per room increased during the 1980s. More than 1.5 persons per room is commonly used as a definition for overcrowding. Applying this standard here would indicate that 6.5% of San Francisco's housing units are overcrowded. The overall increase in persons per room, from 0.53 in 1980 to 0.56 in 1990 could be a result of non-related residents deciding to "double-up" because of increasing housing costs or the result of larger family household sizes.


Occupied Housing Units
by Persons per Room
Occupied Housing Units
(Thousands)
300
200
100
0
1 or less
1.01 to 1.50
1.51 or more
1980 TOTAL
1990 TOTAL


Percent Change of Occupied Hsg. Units
by Persons per Room
% Change 1980 to 1990
70
50
30
10
-10
1 or less persons per room
1.01 to 1.50 persons per room
1.51 or more persons per room

VACANT HOUSING UNITS
by Vacancy Status

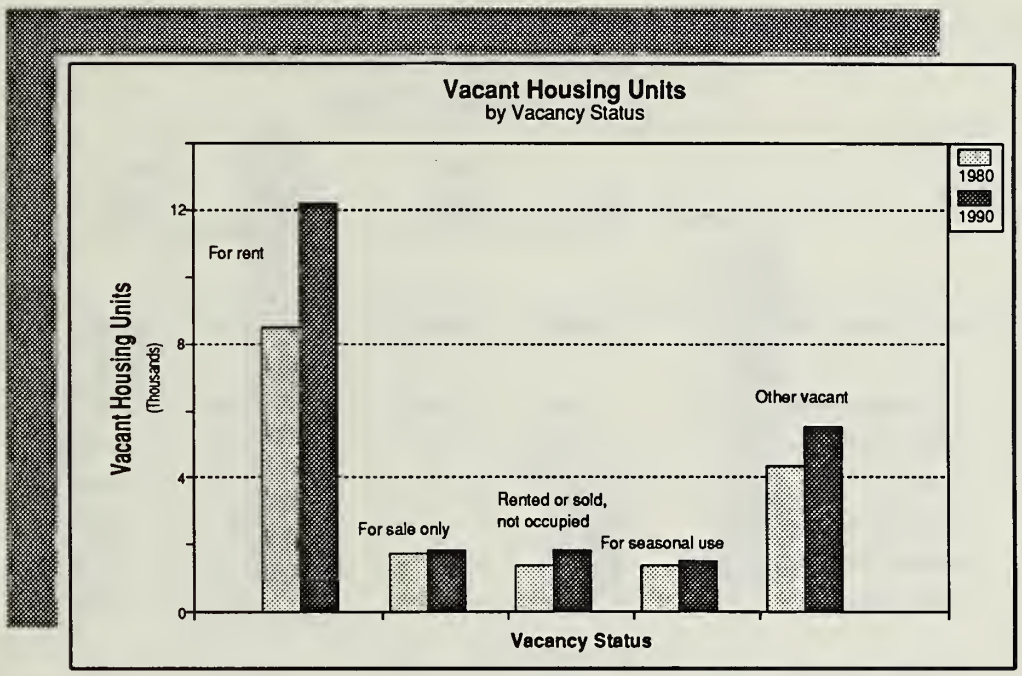
	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Total Vacant Units	17,395	100.0%	22,887	100.0%	31.6%
Vacancy Status					
For rent	8,483	48.8%	12,173	53.2%	43.5%
For sale only	1,770	10.2%	1,843	8.1%	4.1%
Rented or sold, not occupied	1,400	8.0%	1,820	8.0%	30.0%
For seasonal, recreational, or occasional use	1,384	8.0%	1,509	6.6%	9.0%
For migrant workers	N/A	N/A	18	0.1%	N/A
Other vacant	4,358	25.1%	5,524	24.1%	26.8%

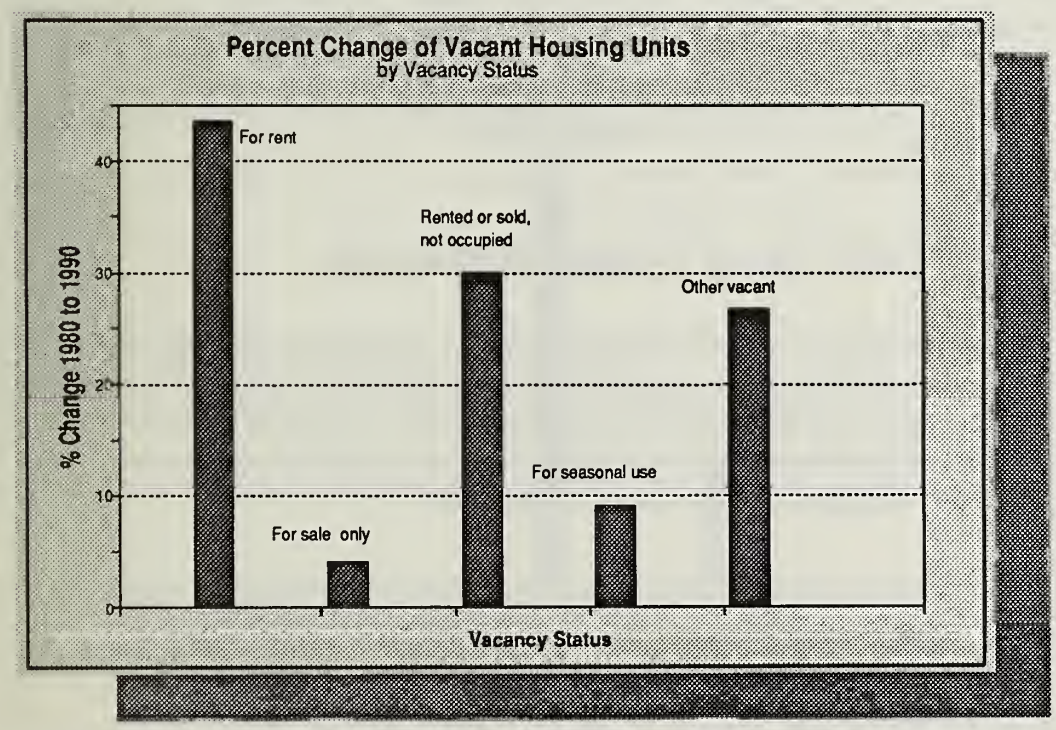
N/A = Not Available

HIGHER RENTAL VACANCIES

The increase in vacancies was in all types of units; but not evenly. Vacant rental units increased considerably while vacant, for sale units increased very little.

Vacancy rate can be derived by dividing the number of vacant housing units by the total number of housing units.





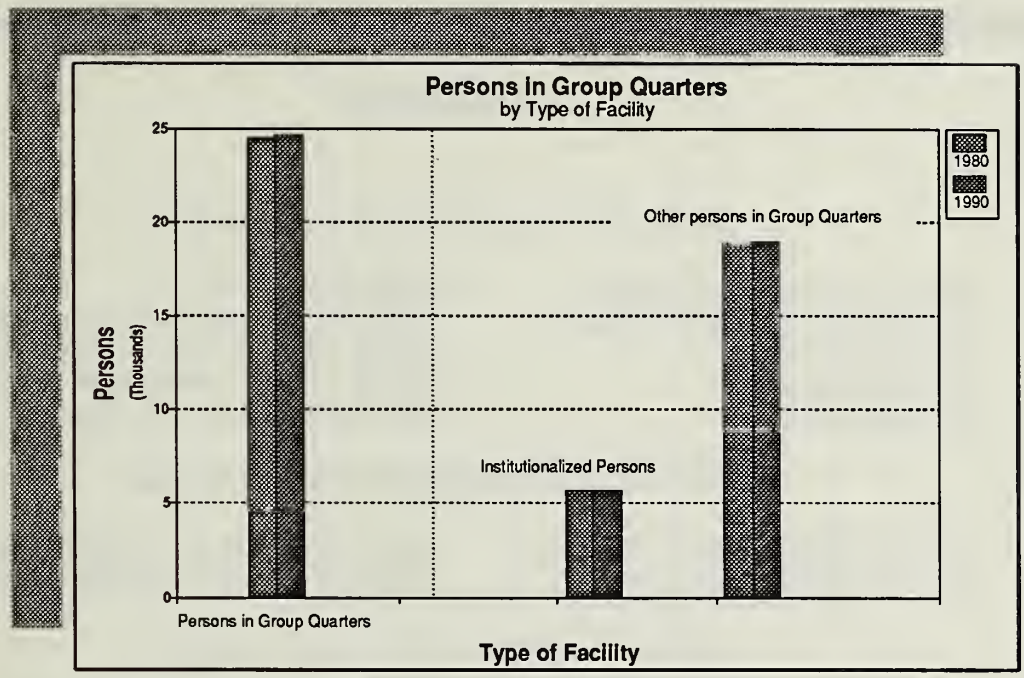
Office of Analysis and Information Systems *San Francisco Department of City Planning*

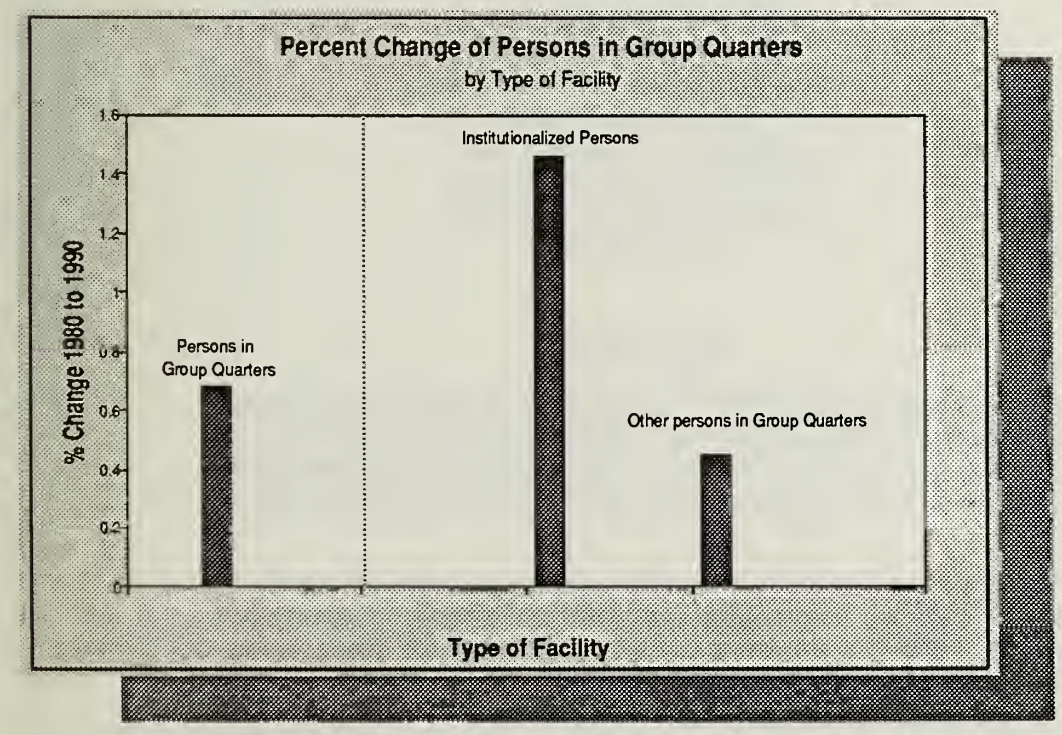
PERSONS IN GROUP QUARTERS
by Type of Facility

	1980	% of Total	1990	% of Total	% CHANGE 1980 to 1990
Persons in Group Quarters	**24,463**	**100.0%**	**24,629**	**100.0%**	**0.7%**
Institutionalized Persons	**5,614**	**22.9%**	**5,696**	**23.1%**	**1.5%**
Correctional Institutions	N/A		895	15.7%	
Nursing Homes	N/A		4,130	72.5%	
Mental (Psychiatric) Hospitals	N/A		167	2.9%	
Juvenile Institutions	N/A		213	3.7%	
Other Institutions	N/A		291	5.1%	
Other Persons in Group Quarters	**18,849**	**77.1%**	**18,933**	**76.9%**	**0.4%**
College Dormitories	N/A		2,522	13.3%	
Military Quarters	N/A		2,477	13.1%	
Homeless Shelters	N/A		4,003	21.1%	
Visible in Street Locations	N/A		1,566	8.3%	
Other Non-Institutional	N/A		8,365	44.2%	

FIRST CENSUS COUNT OF HOMELESS

The census attempted to count the nation's homeless for the first time in 1990. A special count was held during the late night and early morning hours of March 20 and 21, 1990. During this time, enumerators visited shelters for the homeless as well as open or street locations suggested by local agencies.


Persons in Group Quarters
by Type of Facility
Persons
(Thousands)
25
20
15
10
5
0
1980
1990
Other persons in Group Quarters
Institutionalized Persons
Persons in Group Quarters
Type of Facility


Percent Change of Persons in Group Quarters
by Type of Facility
% Change 1980 to 1990
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
Institutionalized Persons
Persons in
Group Quarters
Other persons in Group Quarters
Type of Facility

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DATA SOURCES

United States Department of Commerce, Bureau of the Census
1980 Census of Population and Housing, Summary Tape File 1A
1980 Census of Population and Housing, Summary Tape File 3A
1990 Census of Population and Housing, Summary Tape File 1A

This report was researched and prepared by David Levy with the assistance and support of the rest of the OASIS team. Original page layout and format was created by Pamella Maxwell. Many thanks to all the other DCP staff members who contributed as well.